

Balance Sheet (Accrual)
WESTRIDGE PLACE HOA - (WPHOA)
Jul 2009

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Prepared For:
Westridge Place HOA
c/o NW Management Exclusive
1401 SE 163rd Avenue
Vancouver, WA 98683

Prepared By:
NW MANAGEMENT
1401 SE 163RD AVENUE
VANCOUVER, WA 98683

ASSETS

CURRENT ASSETS

Cash in Bank - UB	510.55
Money Market - UB	31,834.64
Reserve Account - UB	1,031.50
Assessments Receivable	12,802.99
TOTAL CURRENT ASSETS	<u>46,179.68</u>
TOTAL ASSETS	<u>46,179.68</u>

LIABILITIES & CAPITAL

LIABILITIES

Prepaid Assessments	2.00
Prepaid Liability	31,671.25
TOTAL LIABILITIES	<u>31,673.25</u>

OWNERS' FUNDS

Past Retained Earnings	1,288.21
Current Year Earnings	13,218.22
TOTAL CAPITAL	<u>14,506.43</u>
TOTAL LIABILITIES & CAPITAL	<u>46,179.68</u>

Income Statement (Accrual)
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	Month to Date	%	Year to Date	%
REVENUES				
Fee Income (Assessments)	6,513.25	94.42	44,817.08	83.01
Late/NSF Income	0.00	0.00	2,285.27	4.23
Fines	300.00	4.35	6,350.00	11.76
Late Fee Interest Income	50.45	0.73	324.32	0.60
Interest Income	34.52	0.50	214.21	0.40
TOTAL REVENUES	6,898.22	100.00	53,990.88	100.00
EXPENSES				
MAINTENANCE				
Landscape Maintenance	91.98	1.33	91.98	0.17
Landscape Maint Contract	1,236.73	17.93	8,105.29	15.01
Landscape Improvements	0.00	0.00	432.80	0.80
Irrigation Repairs & Maint	495.02	7.18	516.63	0.96
General Repairs/Maint	324.60	4.71	324.60	0.60
Entry Maintenance/Repair	1,600.00	23.19	2,616.20	4.85
TOTAL MAINTENANCE	3,748.33	54.34	12,087.50	22.39
ADMINISTRATIVE				
Management Fee	1,674.55	24.28	11,679.05	21.63
Management Fee-Special Meeting	0.00	0.00	700.00	1.30
Electricity	25.93	0.38	303.50	0.56
Water/Sewer	764.52	11.08	998.56	1.85
Insurance Expense	7,330.00	106.26	7,330.00	13.58
Website Communication	0.00	0.00	324.25	0.60
Legal Expense/Professional Fee	840.00	12.18	2,434.00	4.51
Bank Charges	0.00	0.00	-10.00	-0.02
Office Supplies	62.50	0.91	1,114.88	2.06
Postage	62.50	0.91	714.02	1.32
State Filing Fees	0.00	0.00	10.00	0.02
Property Tax	0.00	0.00	17.90	0.03
Reserve Study Expense	0.00	0.00	3,069.00	5.68
TOTAL ADMINISTRATIVE	10,760.00	155.98	28,685.16	53.13
TOTAL OPERATING EXPENSES	14,508.33	210.32	40,772.66	75.52
NET PROFIT (LOSS)	-7,610.11	-110.32	13,218.22	24.48

Budget Comparison (Accrual)
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	MTD Actual	MTD Budget	\$ Var.	% Var.	YTD Actual	YTD Budget	\$ Var.	% Var.	Annual
REVENUES									
Fee Income (Assessments)	6,513.25	6,476.58	36.67	0.57	44,817.08	45,336.06	-518.98	-1.14	77,719.00
Late/NSF Income	0.00	0.00	0.00	0	2,285.27	0.00	2,285.27	0	0.00
Fines	300.00	0.00	300.00	0	6,350.00	0.00	6,350.00	0	0.00
Late Fee Interest Income	50.45	0.00	50.45	0	324.32	0.00	324.32	0	0.00
Interest Income	34.52	0.00	34.52	0	214.21	0.00	214.21	0	0.00
TOTAL REVENUES	6,898.22	6,476.58	421.64	6.51	53,990.88	45,336.06	8,654.82	19.09	77,719.00
EXPENSES									
MAINTENANCE									
Landscape Maintenance	91.98	125.00	33.02	26.42	91.98	875.00	783.02	89.49	1,500.00
Landscape Maint Contract	1,236.73	1,291.67	54.94	4.25	8,105.29	9,041.69	936.40	10.36	15,500.00
Landscape Improvements	0.00	37.50	37.50	100.00	432.80	262.50	-170.30	-64.88	450.00
Tree Pruning/Removal	0.00	350.00	350.00	100.00	0.00	2,450.00	2,450.00	100.00	4,200.00
Bioswale Maintenance/Repair	0.00	17.50	17.50	100.00	0.00	122.50	122.50	100.00	210.00
Irrigation Repairs & Maint	495.02	208.33	-286.69	-137.6	516.63	1,458.31	941.68	64.57	2,500.00
General Repairs/Maint	324.60	41.67	-282.93	-678.9	324.60	291.69	-32.91	-11.28	500.00
Entry Maintenance/Repair	1,600.00	0.00	-1,600.00	0	2,616.20	0.00	-2,616.20	0	0.00
Fence Repairs/Maint	0.00	766.67	766.67	100.00	0.00	5,366.69	5,366.69	100.00	9,200.00
TOTAL MAINTENANCE	3,748.33	2,838.34	-909.99	-32.06	12,087.50	19,868.38	7,780.88	39.16	34,060.00
ADMINISTRATIVE									
Contingencies	0.00	16.67	16.67	100.00	0.00	116.69	116.69	100.00	200.00
Management Fee	1,674.55	1,695.92	21.37	1.26	11,679.05	11,871.44	192.39	1.62	20,351.00
Management Fee-Special Meeting	0.00	0.00	0.00	0	700.00	0.00	-700.00	0	0.00
Social Events Expense	0.00	20.83	20.83	100.00	0.00	145.81	145.81	100.00	250.00
Electricity	25.93	108.33	82.40	76.06	303.50	758.31	454.81	59.98	1,300.00
Water/Sewer	764.52	291.67	-472.85	-162.1	998.56	2,041.69	1,043.13	51.09	3,500.00
Insurance Expense	7,330.00	608.33	-6,721.67	-1,104	7,330.00	4,258.31	-3,071.69	-72.13	7,300.00
Website Communication	0.00	25.00	25.00	100.00	324.25	175.00	-149.25	-85.29	300.00
Newsletter Expense	0.00	25.00	25.00	100.00	0.00	175.00	175.00	100.00	300.00
Legal Expense/Professional Fee	840.00	416.67	-423.33	-101.6	2,434.00	2,916.69	482.69	16.55	5,000.00
Accounting Services	0.00	41.67	41.67	100.00	0.00	291.69	291.69	100.00	500.00
Bank Charges	0.00	4.00	4.00	100.00	-10.00	28.00	38.00	135.71	48.00
Office Supplies	62.50	108.33	45.83	42.31	1,114.88	758.31	-356.57	-47.02	1,300.00
Postage	62.50	66.67	4.17	6.25	714.02	466.69	-247.33	-53.00	800.00
State Filing Fees	0.00	0.83	0.83	100.00	10.00	5.81	-4.19	-72.12	10.00
Property Tax	0.00	0.00	0.00	0	17.90	0.00	-17.90	0	0.00
Reserve Study Expense	0.00	291.67	291.67	100.00	3,069.00	2,041.69	-1,027.31	-50.32	3,500.00
TOTAL ADMINISTRATIVE	10,760.00	3,721.59	-7,038.41	-189.1	28,685.16	26,051.13	-2,634.03	-10.11	44,659.00
TOTAL OPERATING EXPENSES	14,508.33	6,559.93	-7,948.40	-121.1	40,772.66	45,919.51	5,146.85	11.21	78,719.00
NET PROFIT (LOSS)	-7,610.11	-83.35	-7,526.76	9,030.	13,218.22	-583.45	13,801.67	-2,365	-1,000.00